

**First Special Meeting
Reflection Lane Homeowners Association
Minutes
9 June 2003
7:00 pm**



Location: Kimbrell's home (under construction)

Attendees:

David & Kaye Kimbrell
Toni & Lisa DuGal
Steve & Margaret Marlatt
Calvin McDonald

Jim Spaulding
Terry & Stacy Poyzer
Todd Henry

Notice of a Special Meeting of the Reflection Lane Homeowners Association ("HOA") was given pursuant to Section 3.3. of the First Amended Bylaws. The meeting was called to order at 7:05 p.m. by President Toni DuGal. Copies of a certified letter dated June 9, 2003 sent to Canyon County Development Services, Canyon County Highway District, Star Fire Department, Gowland Johanson Architecture, and Ron Thurber & Associates from Toni DuGal as President of the HOA were distributed.

The meeting was called as it was discovered on Thursday, June 5th, 2003 that the LDS Church had staked out ingress / egress onto Reflection Lane. This is in contradiction to the site plan submitted to Canyon County P&Z in conjunction with application for conditional use permit. Terry Poyzer obtained and brought a copy of the current site plan which verified a plan for an ingress / egress to Reflection Lane. It is the unanimous desire of all homeowners from the Reflection HOA that there be no ingress / egress from said church parking lot to Reflection Lane.

Toni opened the meeting and then she turned the floor over to Terry to explain what he had discovered recently about the church building site. The following issues arose:

1. Ingress/Egress to Reflection Lane
2. Site Lighting
3. Fencing
4. Landscaping
5. Church lot drainage too close to Todd's septic system
6. Parking lot will be 3' higher than current grade
7. Building foundation will be 7' higher than current grade
8. Building height is to be 68' high
9. Inconsistency about the parking space verses building occupancy

10. Retaining water on site; mosquitoes

Todd stated that neither Ron Thurber, the original architect that submit plans with the conditional use permit, nor any other church representative had contacted him as was required by the hearing officer at the time he granted the conditional use permit. Several homeowners are extremely upset about the elevation of said building. Discussion followed. Toni requested that we start by verifying that the HOA members are in agreement about ingress/egress. Dave moved to agree that members do not want an ingress /egress onto Reflection Lane. Jim seconded the motion and it carried unanimously.

Discussion was had on how to get building of church completely stopped. Options were proposed to send a friendly letter simply stating that we do not want them to build there. Another option was to offer to buy the lot from the church, but it was quickly noted that this was not a viable option. It was decided that a diplomatic “disappointed and surprised” letter will be drafted from the HOA and points identified th that homeowners may want to address individually in personal letters.

The group discussed the possibly of putting in a gate at the front of Reflection Lane to block the church’s ingress / egress. It was decided to put off this decision. Assignment made to several to work on get gate pricing.

Concerns about lights from the parking lot shining into adjacent homeowners windows and illuminating the dark sky were raised. Solution is to get with the architect to discuss getting best possible lighting.

The church has informally requested from HOA use of pressurized irrigation during construction phase. Toni moved that the HOA entertain an offer from the church to pay to use our water/irrigation system during construction. Steve seconded the motion and it carried unanimously.

HOA will follow up with another letter to church with factual points. Personal letters and complaints to be sent at will. HOA will threaten a gate. Want to discuss with church what kind of fence they plan to put in on both the north side of their lot and bordering Todd’s lot as well as the irrigation drainage and how to contain it to their lot.

Meeting adjourned at 8:45 p.m.